

**REDEVELOPMENT AGENCY MEETING
APRIL 25, 2006**

The meeting called to order as the City Council at 2:07 p.m. by Council President Peters with all Council Members present.

Roll Call Faulconer, Atkins, Young, Maienschein, Fyre,
 Madaffer, Hueso, and Council President Peters

Andrea Tevlin, Independent Budget Analyst
Michael Aguirre, City Attorney
Karen Heumann, City Attorney
Elizabeth Maland, City Clerk

The meeting adjourned as the City Council at 2:27 p.m.

The meeting reconvened as the Redevelopment Agency at 2:27 p.m. by Chair Peters with all Agency Members present.

1. Special Order of Business:

February 7, 2006
February 28, 2006

Motion by Member Atkins to approve
Second by Member Madaffer
Vote: 8-0

Adoption

2. Exclusive Negotiating Agreement (ENA) for the proposed Aztec Inn Project within the Crossroads Redevelopment Project Area (District 7)

(RA-2006-103)

- Item 1. Authorize the Executive Director to enter into an Exclusive Negotiating Agreement with AMCAL Diversified Corp. for the proposed Aztec Inn project and accept the Developers Deposit of \$70,000.

- Item 2. Amend the Fiscal Year 2006 Redevelopment Agency Budget for Crossroads and authorize expenditure of funds in an amount not to exceed \$70,000 for costs related to the ENA.

REDEVELOPMENT MEETING MINUTES – APRIL 25, 2006

Adoption

2. **Exclusive Negotiating Agreement (ENA) for the proposed Aztec Inn Project within the Crossroads Redevelopment Project Area (District 7)**

(Continued)

This activity will produce no new effects, and no new mitigation measures would be required by this activity pursuant to State CEQA Guidelines Section 15162. This activity is within the scope of the project covered by the Program EIR and and therefore, no new environmental document is required pursuant to State CEQA Guidelines section 156168 (C)(2).

See Redevelopment Agency Report no. RA-06-09, dated April 19, 2006.

Tracy Reed, project manager, presented staff report and slide presentation.

Public testimony in opposition by Amy Joe Earhart, Jan Riley and Laura Riebau.

Public testimony in favor by Mario Turner. Carl Lester not present.

Staff: Tracy Reed 533-7519
Agency Counsel: Eunice Chan

Motion by Member Madaffer to Adopt
Second by Member Hueso
Passed by the following Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-04015 and D-04015.

REDEVELOPMENT AGENCY MEETING MINUTES – APRIL 25, 2006

Adoption

3. **Approval of an Exclusive Negotiating Agreement with Imperial Avenue Partners, LLC. (District 4)**

(RA-2006-98)

That the Redevelopment Agency of the City of San Diego adopts a resolution authorizing the Executive Director or his/her designee to execute the Exclusive Negotiating Agreement by and between the Redevelopment Agency and Imperial Avenue Partners, LLC.

This activity is not a “project” and therefore exempt from CEQA pursuant to State Guidelines Section 15060 (C)(3).

See Southeastern Economic Development Corporation Report no. SEDC-06-004, dated, April 19, 2006.

Carolyn Smith, President, Southeastern Economic Development Corporation, presented staff report.

Public testimony in opposition by Joann Jaffey, Gregory Markow.

Carolyn Smith stated that Phase 2 does not include that site. She made clarification for the Site 1 of 15 indicates that the site is comprised of 2 parcels, Parcel A is the Shopping Site; Parcel B is the Trolley Site. Ms. Smith stated the map in the ENA will be revised.

Staff: Carolyn Smith 527-7345
Agency Counsel: Bruce Bartram

Motion by Member Young to Adopt
Second by Member Madaffer
Passed by the following Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-04016 and D-04016.

REDEVELOPMENT MEETING MINUTES – APRIL 25, 2006

Adoption

4. **Broadway Lofts-Proposed Second Implementation Agreement with Watt Lofts, LLC – Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(RA-2006-99)

That the Redevelopment Agency of the City of San Diego approve the Proposed Second Implementation Agreement.

See Centre City Development Corporation Report no. CCDC-06-11, dated, April 19, 2006.

The Redevelopment Agency as the Lead Agency under CEQA, has reviewed and considered the Master Environmental Impact Report (MEIR), certified on April 28, 1992 by Resolution No. 2081, and Final Subsequent Environmental Impact Report (SEIR) certified on October 26, 1999 by Resolution No. 3058. An Environmental Secondary Study has been prepared for this activity in order to evaluate the activity's compliance with the Community Plan and PDO and, therefore, the findings and conclusions of the MEIR and SEIR. The Secondary Study found that this activity is adequately addressed in the previous environmental documents, and there is no change in the circumstances, additional information, or project changes to warrant additional environmental review.

Pam Hamilton, project manager, Centre City Development Corporation, presented staff report.

No one spoke in opposition to this item.

Staff: Pamela Hamilton 533-7114

Agency Counsel: Susan Y. Cola

Motion by Member Faulconer to Adopt (with Atkins in opposition and Young not present)

Second by Member Madaffer

Vote: 6-1

Redevelopment Agency Resolution and Document numbers R-04017 and D-04017.

REDEVELOPMENT MEETING MINUTES – APRIL 25, 2006

Chair Peters recessed the meeting at 3:25 p.m. for the purpose of a break.

The meeting reconvened as the Redevelopment Agency at 3:30 p.m. by Chair Peters with all Agency Members present.

Adoption

5. Centre City Redevelopment Project Subordinate Tax-Allocation Bonds, Series 2006A and Tax Allocation Housing Bonds, Series 2006 B-General (Districts 2 and 8)

(RA-2006-92)

That the Redevelopment Agency approve the issuance of Centre City Redevelopment Project Subordinate Tax Allocation Bonds, Series 2006A and Tax Allocation Housing Bonds, Series 2006B in an amount not to exceed \$79 million and \$35 million respectively, producing net proceeds of approximately \$70 million for project activities and \$30 million for low-and moderate income housing activities.

The Redevelopment Agency as the Lead Agency under CEQA, has reviewed and considered the Master Environmental Impact Report (MEIR), certified on April 28, 1992 by Resolution No. 2081, and Final Subsequent Environmental Impact Report (SEIR) certified on October 26, 1999 by Resolution No. 3058. An Environmental Secondary Study has been prepared for this activity in order to evaluate the activity's compliance with the Community Plan and PDO and, therefore, the findings and conclusions of the MEIR and SEIR. The Secondary Study found that this activity is adequately addressed in the previous environmental documents, and there is no change in the circumstances, additional information, or project changes to warrant additional environmental review.

See Centre City Development Corporation Report no. CCDC-06-17, dated, April 19, 2006.

Council Companion Item no. 333

Motion by Member Fyre to continued to Tuesday, May 23, 2006 for further review (with Peters ineligible, and Young not present)

Second by Member Maienschein

Vote: 6-0

Staff: Frank Alessi 533-7130

Agency Counsel: Mark Blake

REDEVELOPMENT MEETING MINUTES – APRIL 25, 2006

Adjournment

The meeting adjourned as the Redevelopment Agency with City Council at 3:40 p.m.

Elizabeth S. Maland, Secretary Redevelopment Agency
of the City of San Diego
(jis)